



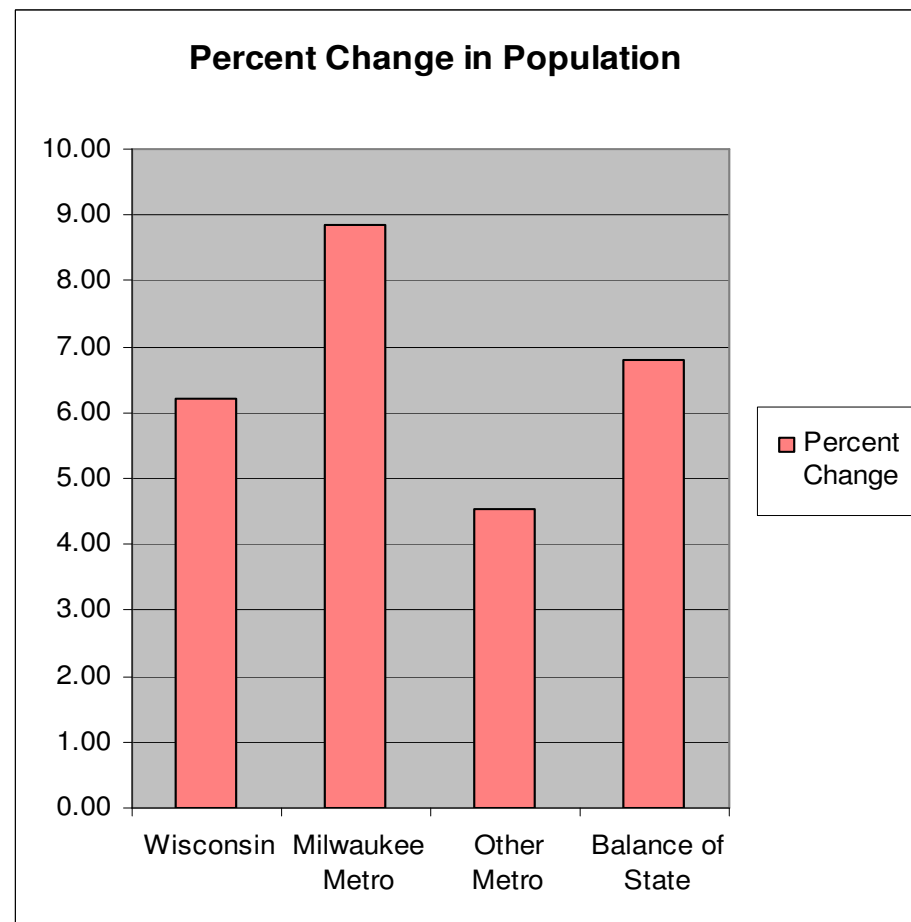
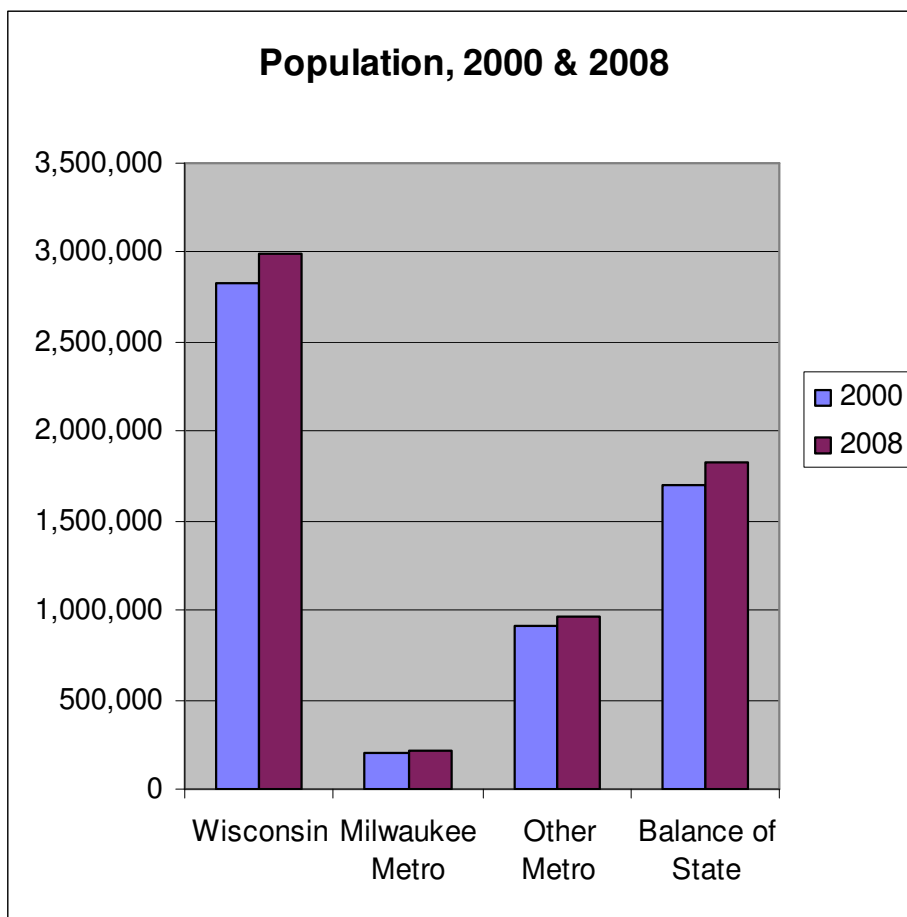
2010-2014 Consolidated Plan

A Home for Everyone
Public Listening Session
July 23, 2009

Wisconsin's Ever-Changing Demographic Makeup



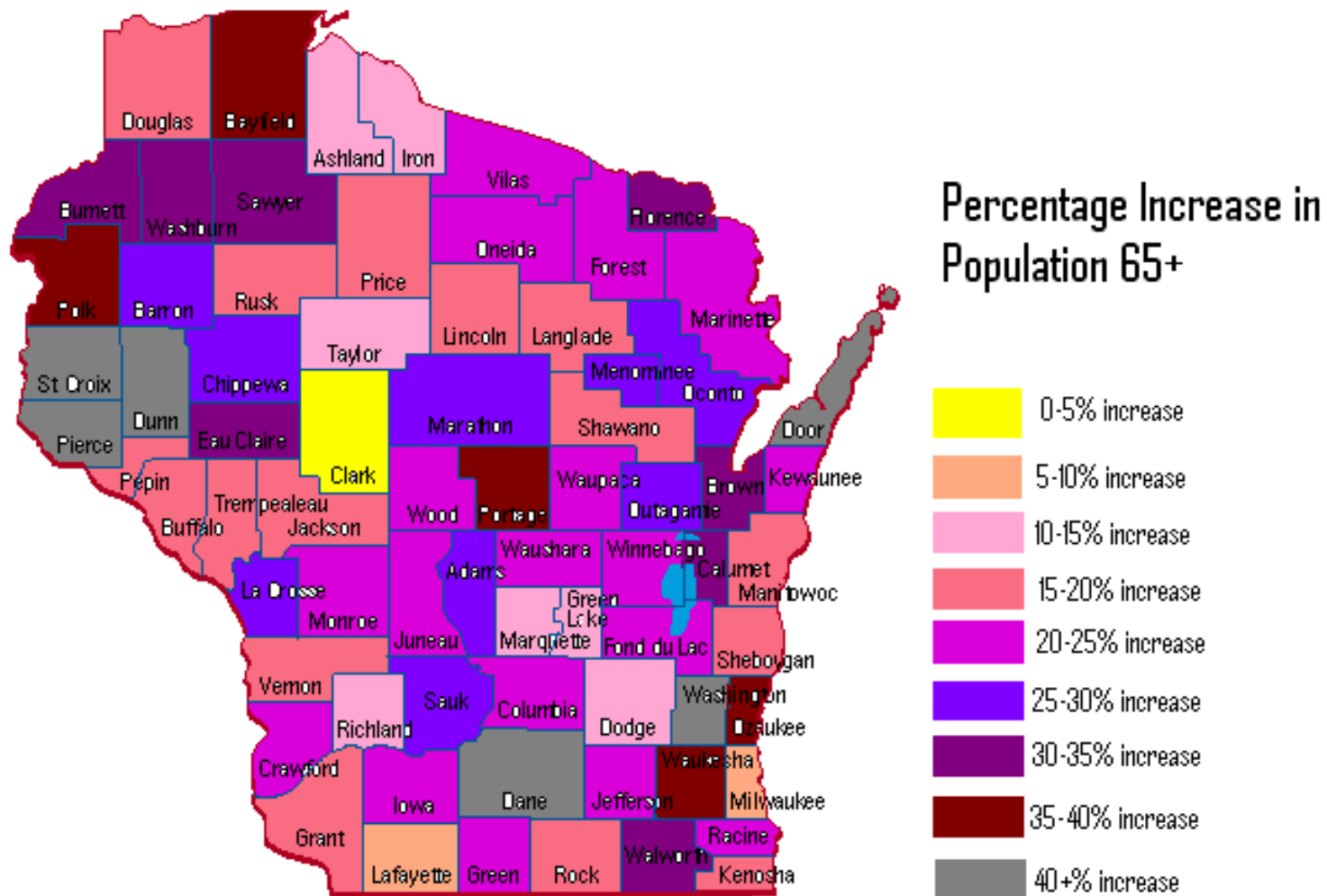
Population Changes



Note: This data excludes entitlement cities and counties. This means that Milwaukee Metro includes only Ozaukee and Washington Counties.

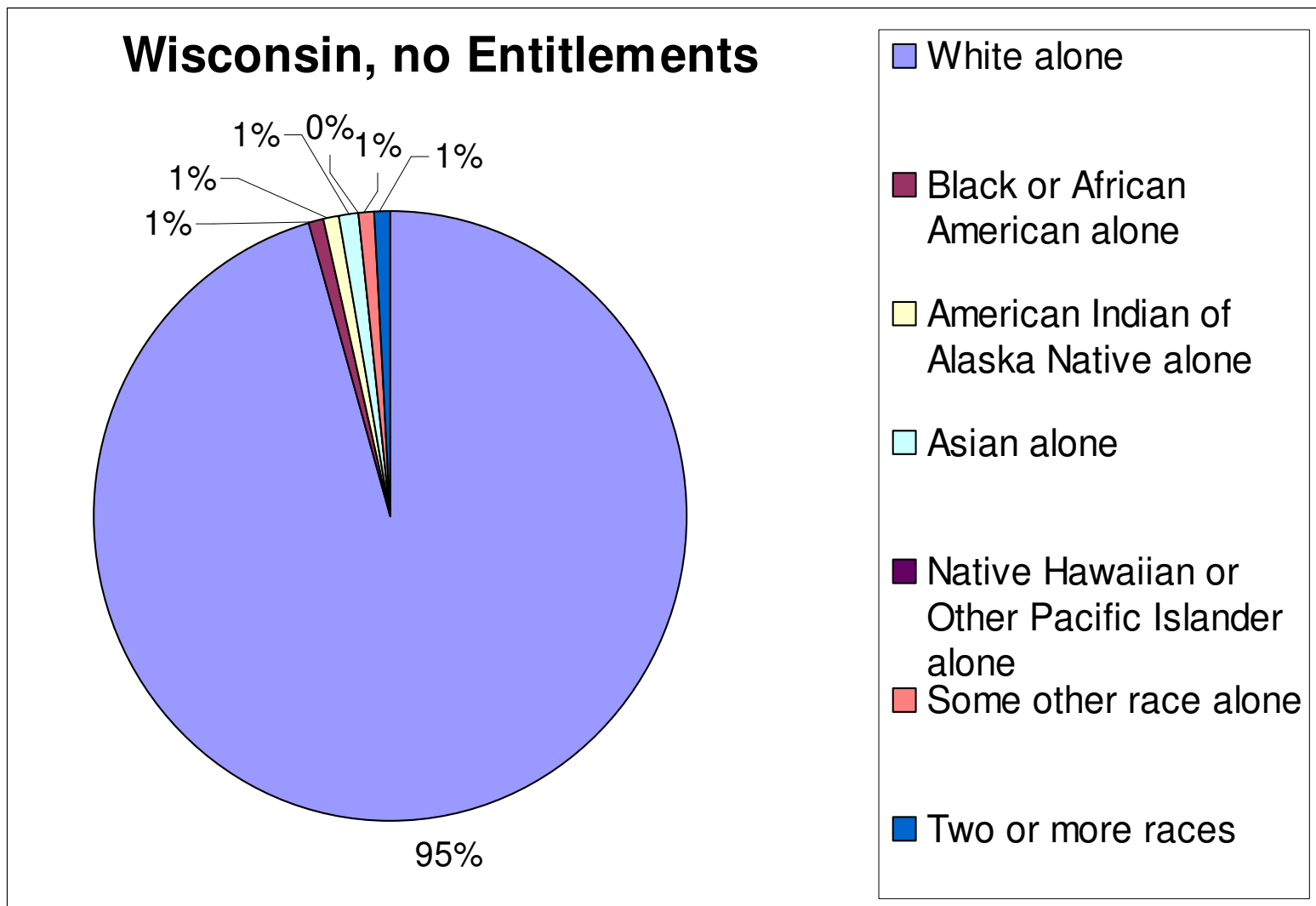
Source: DOA Population Estimates

Aging in Wisconsin, 2005-2015



Source: DOA Projections

Race

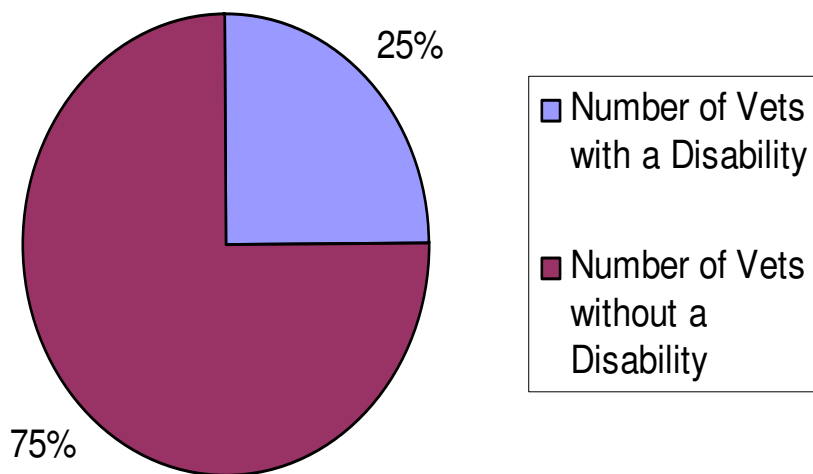


Note: Hispanics not included to avoid double counting, but represent 2.06% of Wisconsin with no entitlements.

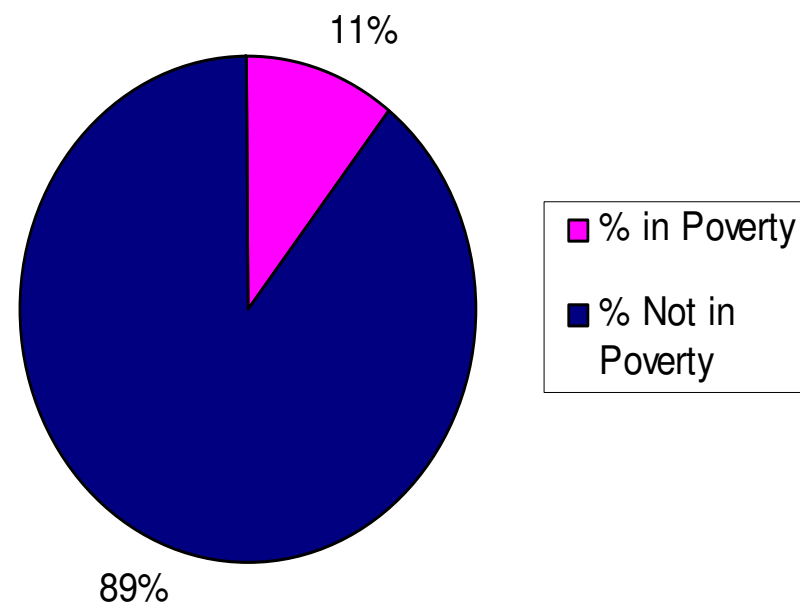
Source: ACS 2005-2007, 2000 Census

Disabled Veterans

Veterans with Disabilities

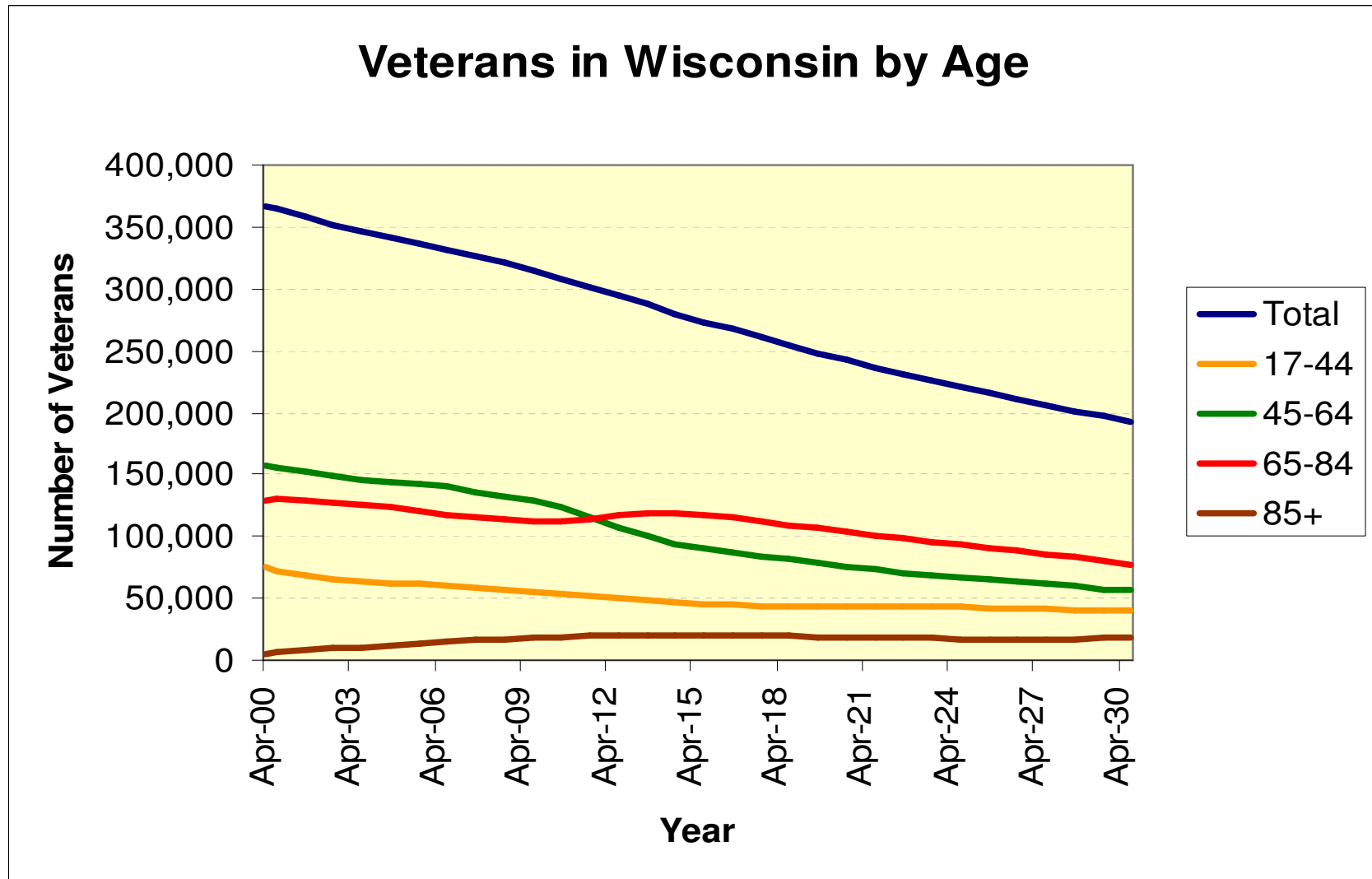


Veterans with Disabilities and Poverty



Source: ACS 2007

Veteran Population Projection 2000-2030



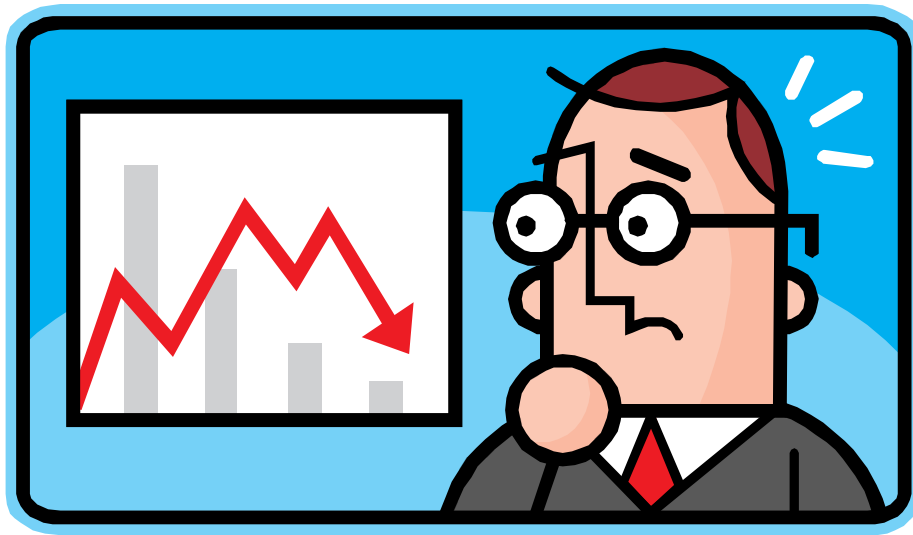
Source: Wisconsin Department of Veterans Affairs



Homelessness: First Quarter 2008 to First Quarter 2009

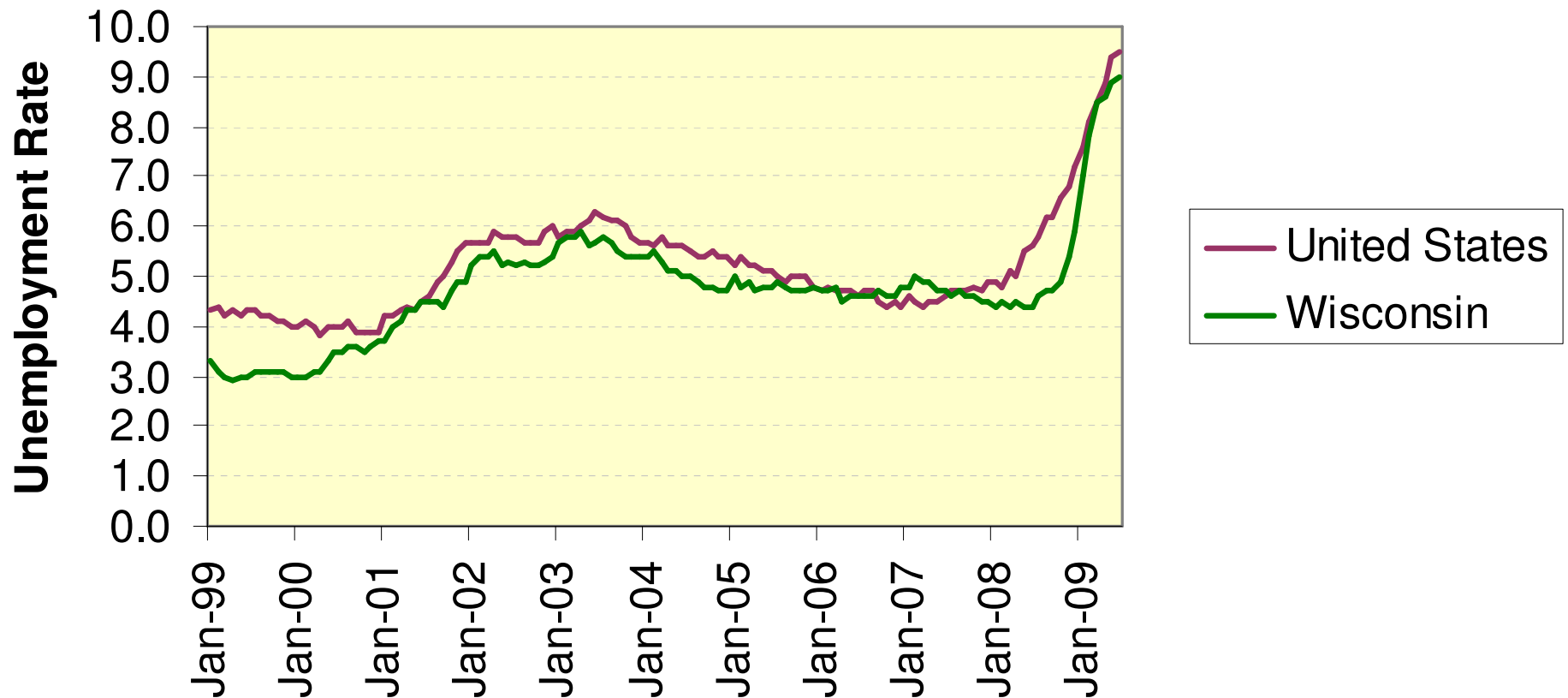
- The average length of stay in shelters increased from 30 to 36 days
- 411 more persons were sheltered and 105 more children under 17 were sheltered
- The number of veterans and chronically homeless persons was virtually the same for both years

Wisconsin's Economy and Housing Stock: Past, Present, and Future



Unemployment Rates

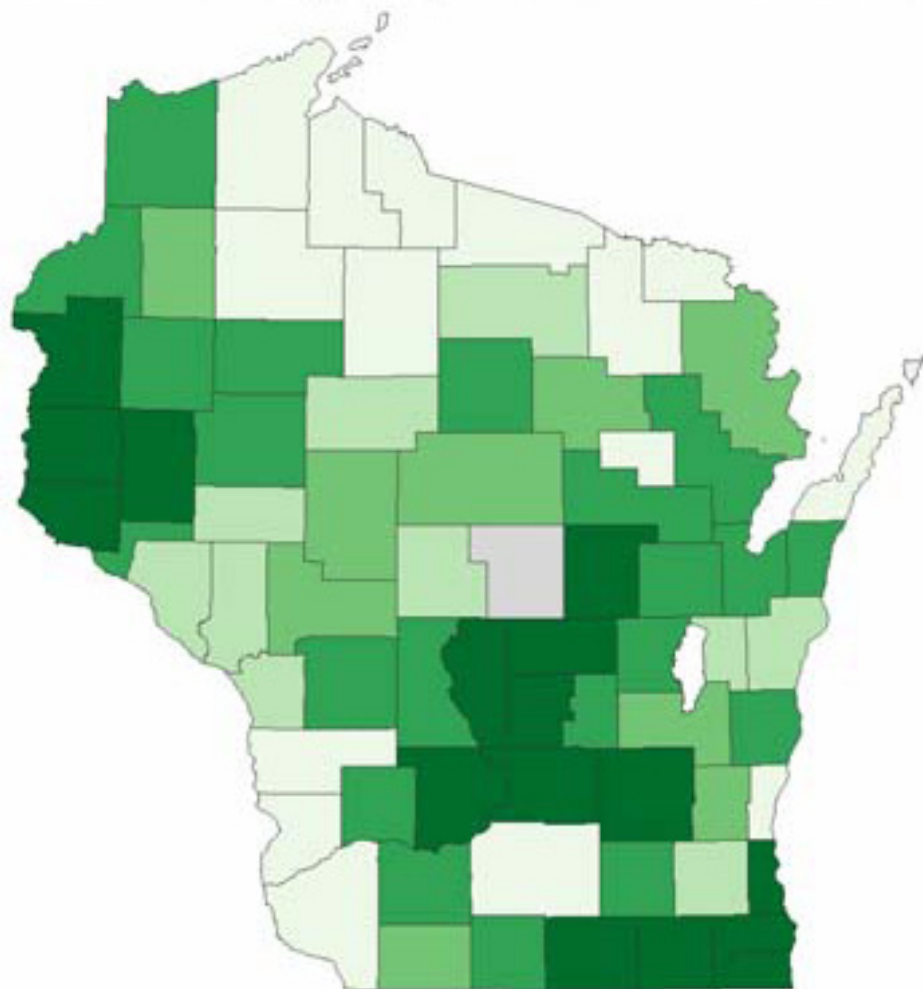
Unemployment Rates, seasonally adjusted
January 1999 - June 2009



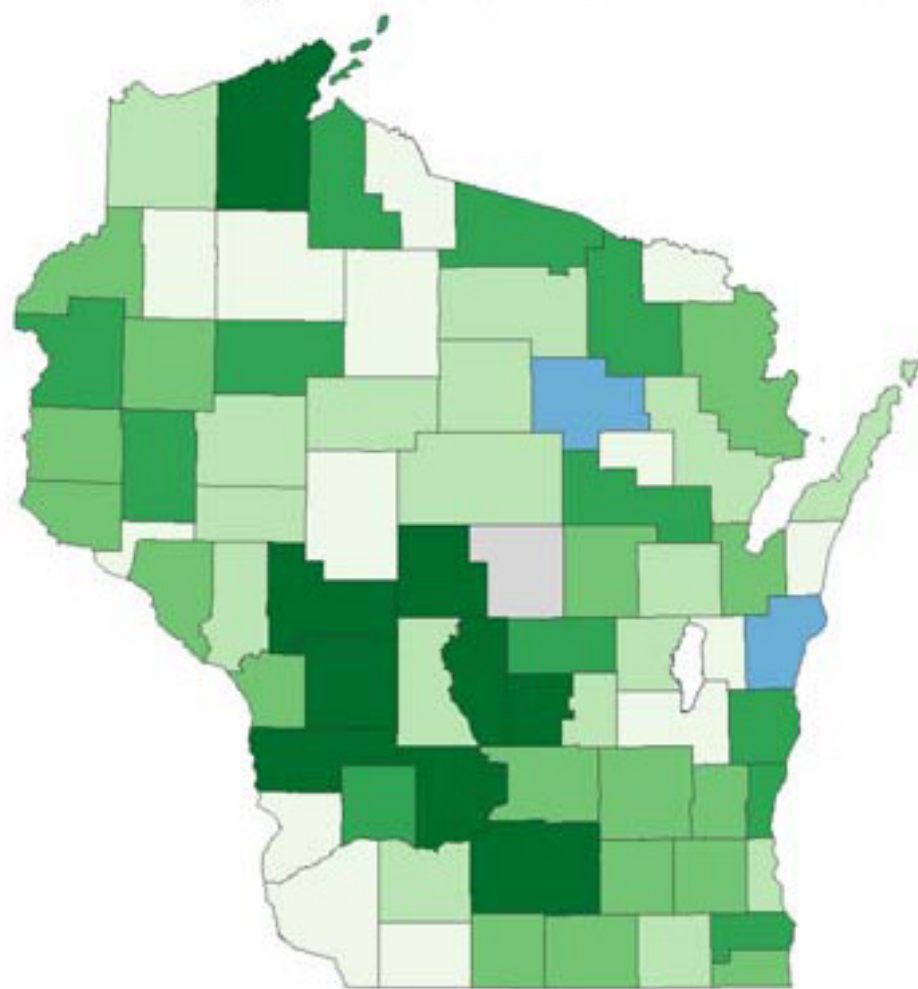
Source: U.S. Department of Labor, Bureau of Labor Statistics

Foreclosure Cases by County - 2007 to 2008

Number of Housing Units per Foreclosure Case in 2008



Percent Change in Foreclosure Cases - 2007 to 2008



Number of Housing Units per Foreclosure Case (2008)¹



Percent Change in Foreclosure Cases (2007 to 2008)¹



1. Based on unique properties reported in the Consolidated Court Automation Programs case management system. Housing units are 2008 estimates from the Wisconsin Department of Administration. Data for Portage County is not available.



2009 Wisconsin Foreclosures

- Number of foreclosures

- January to June 2008: **11,866**

- January to June 2009: **14,296**

- **20.5% increase from 2008-2009**



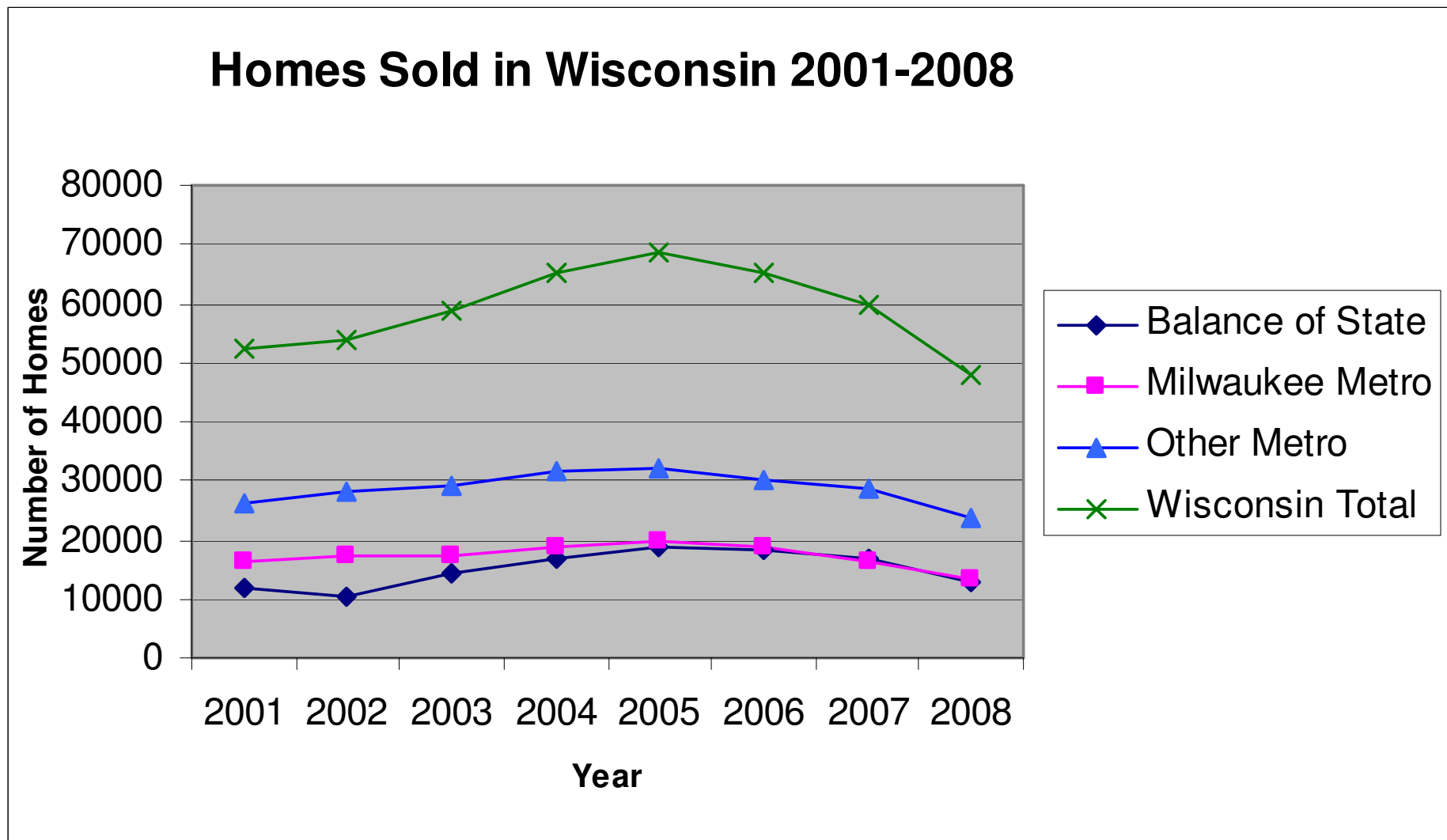
Unduplicated Foreclosures in WI

June 2008 v. June 2009

- Number of foreclosure filings increased **50%** in the month of June alone
 - **3,531** foreclosures filed in June 2009
 - **2,363** foreclosures filed in June 2008
- **1 in 725** homes received a foreclosure notice in June 2009
- Wisconsin ranks **20th** when compared to other states for the most number of foreclosures filed in June 2009

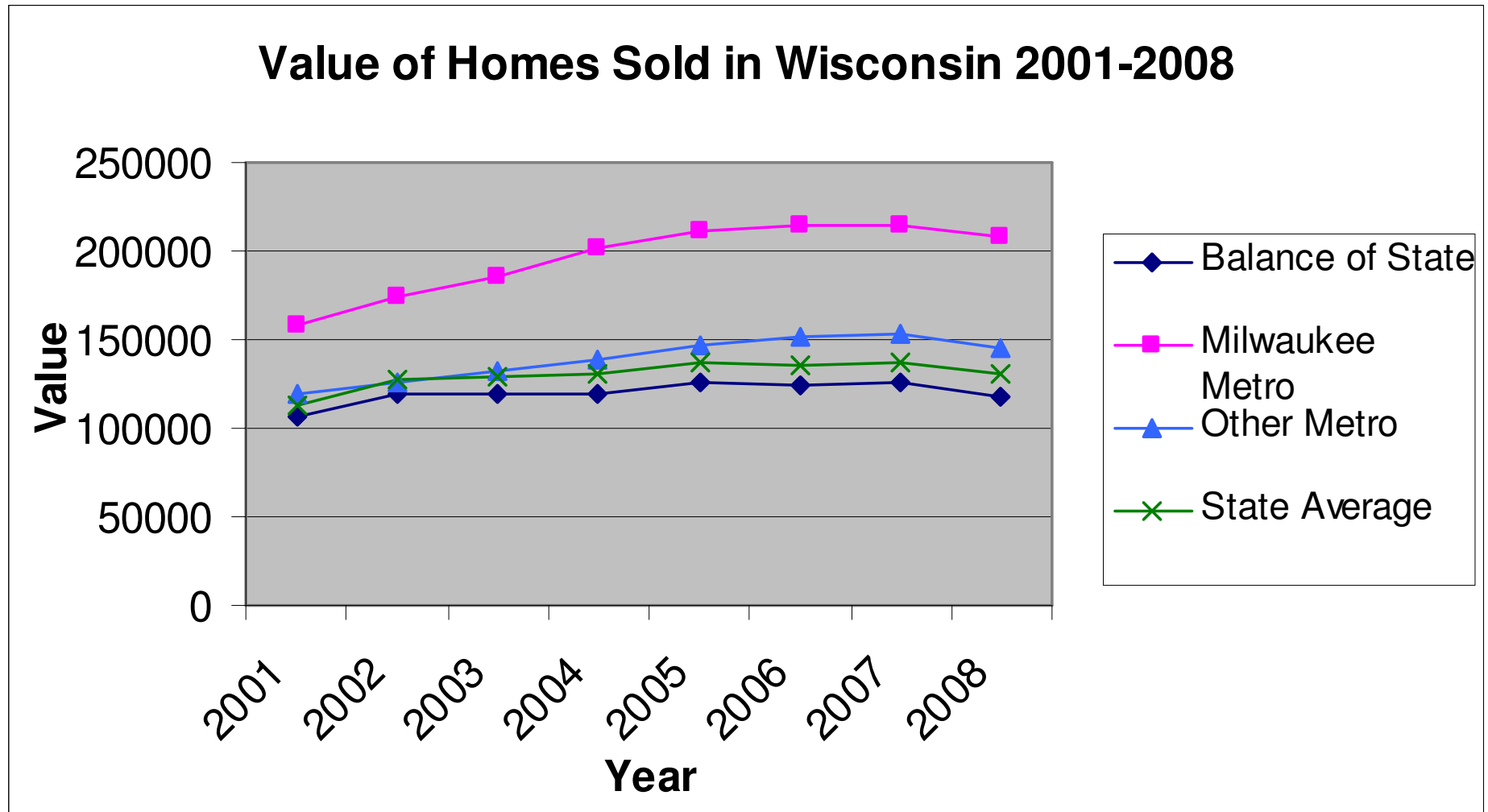
Source: *Foreclosures up in Madison, at record levels for country*, The Capital Times, July 16, 2009

Home Sales



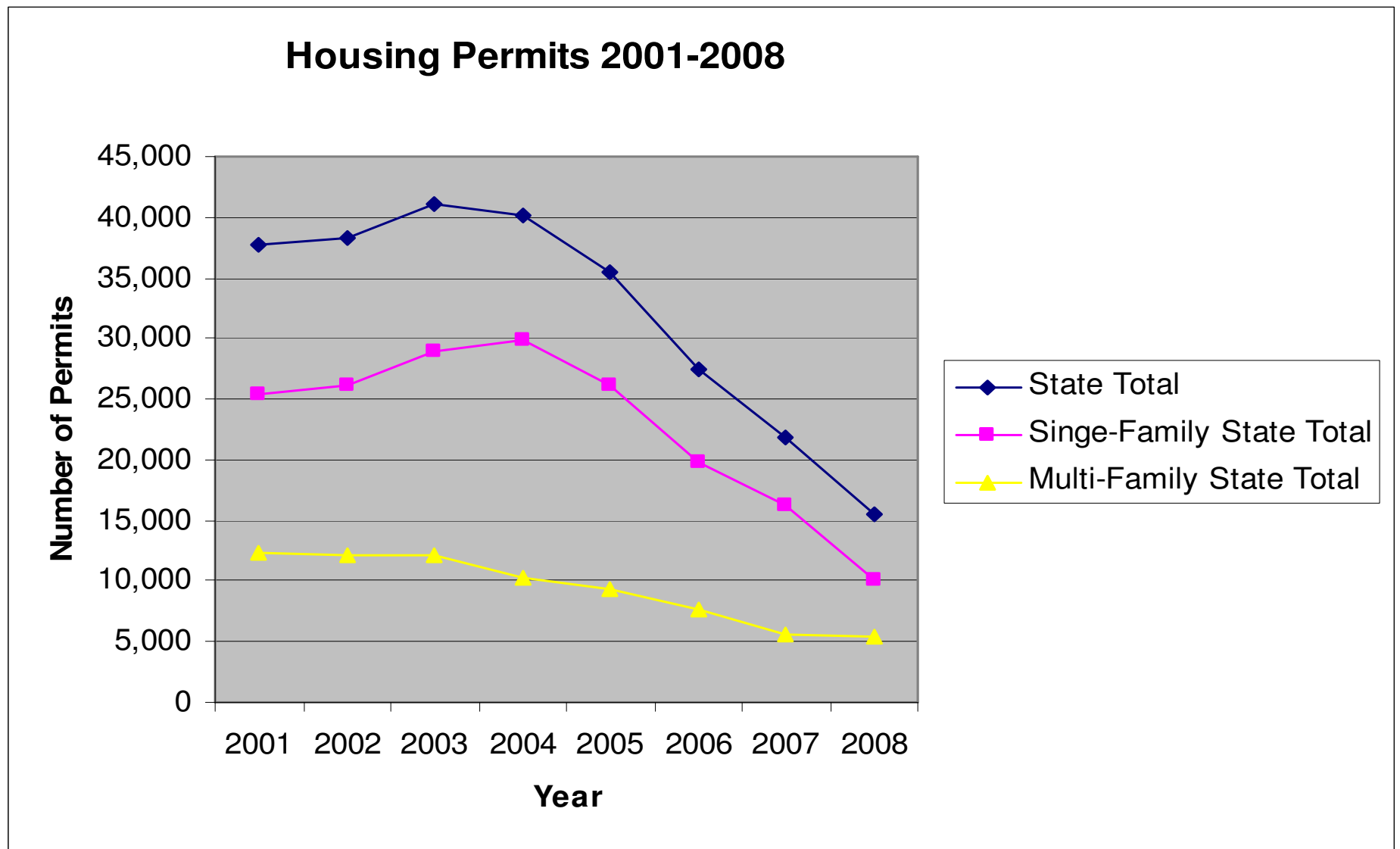
Source: Wisconsin Realtors Association

Home Values



Source: Wisconsin Realtors Association

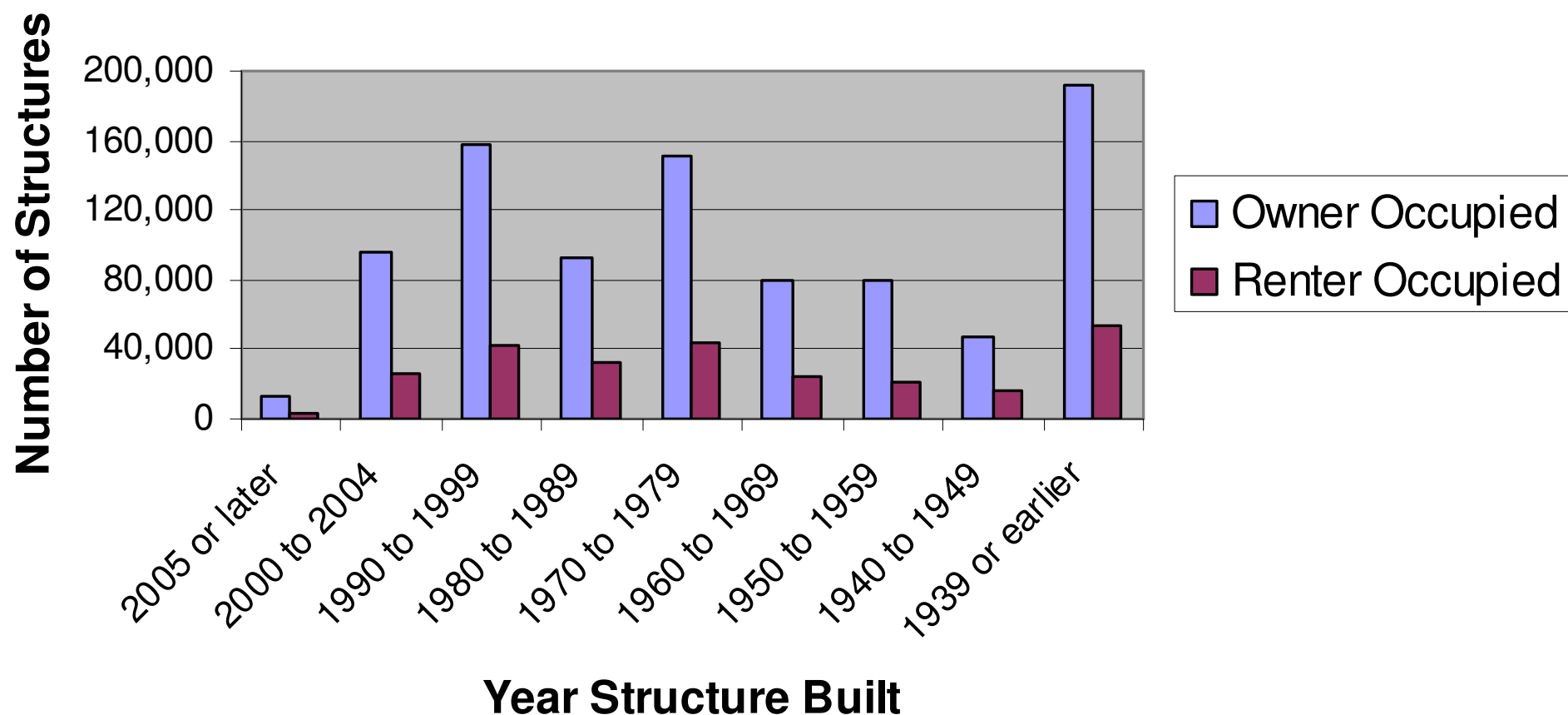
Housing Permits



Source: State of the Cities Data Systems

Housing Unit Age

**Tenure by Year Structure Built
State of Wisconsin**



Note: Data excludes entitlement cities and counties.

Source: U.S. Census Bureau, 2005-2007 American Community Survey, 3 Year Estimates



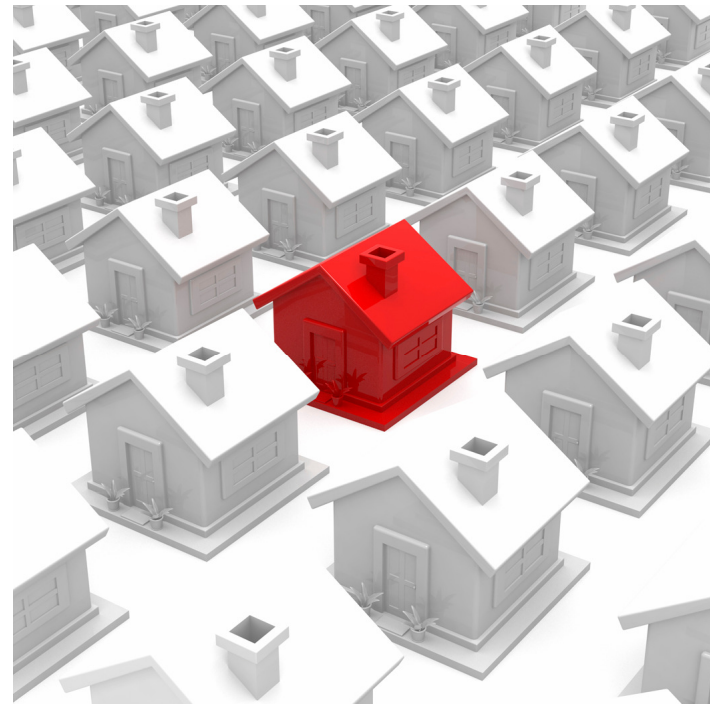
Lead-Based Paint Hazards

- Childhood lead poisoning affects more than **2,000** children a year.
- **26%** of Wisconsin's housing stock is made up of homes built before 1950, when lead-based paint was widely used on interiors and exteriors

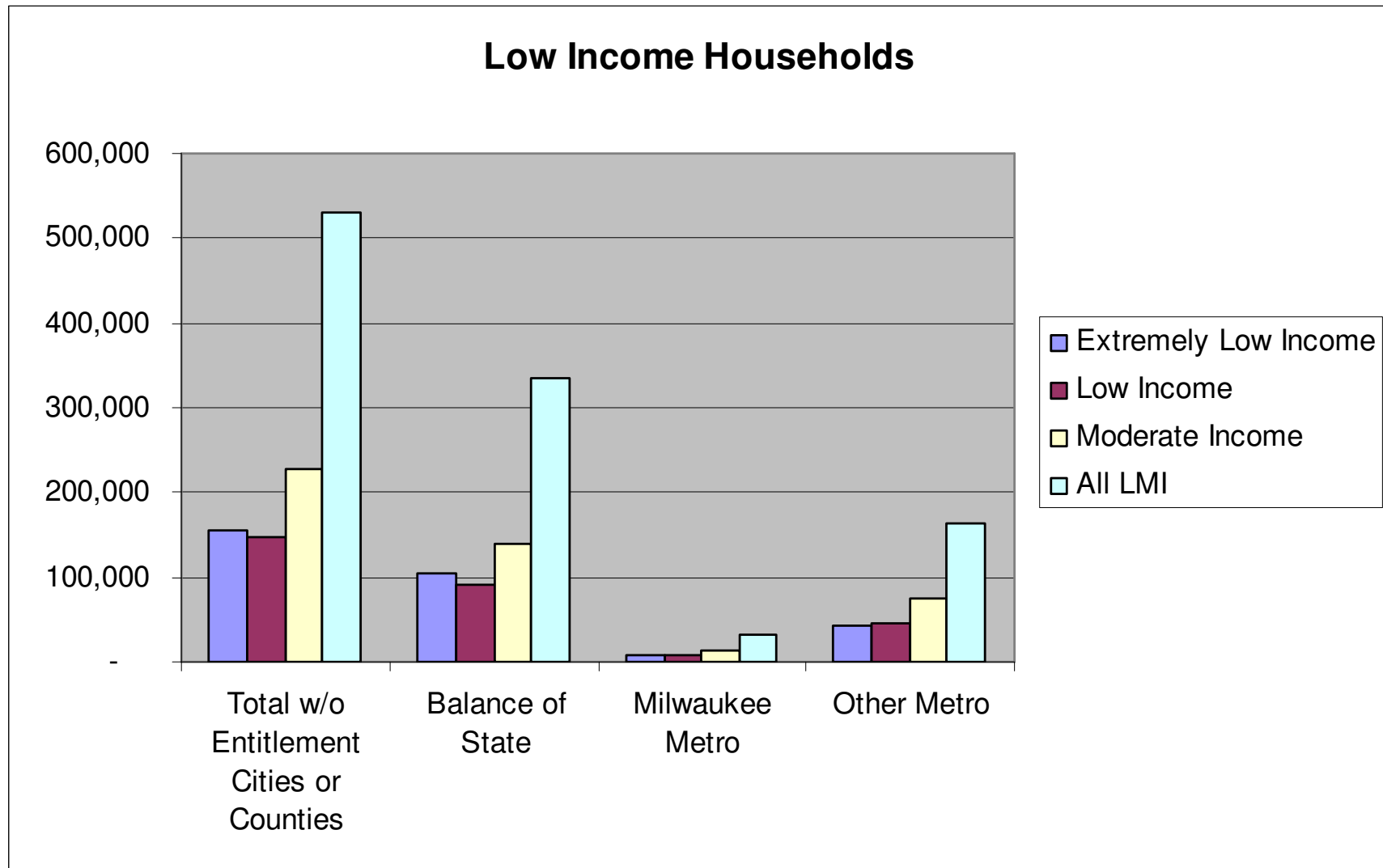
Sources: U.S. Census Bureau, 2005-2007 American Community Survey, 3 Year Estimates

Wisconsin Childhood Lead Poisoning Prevention Program

Affordability Gap and Racial Disparities in Wisconsin's Housing Market

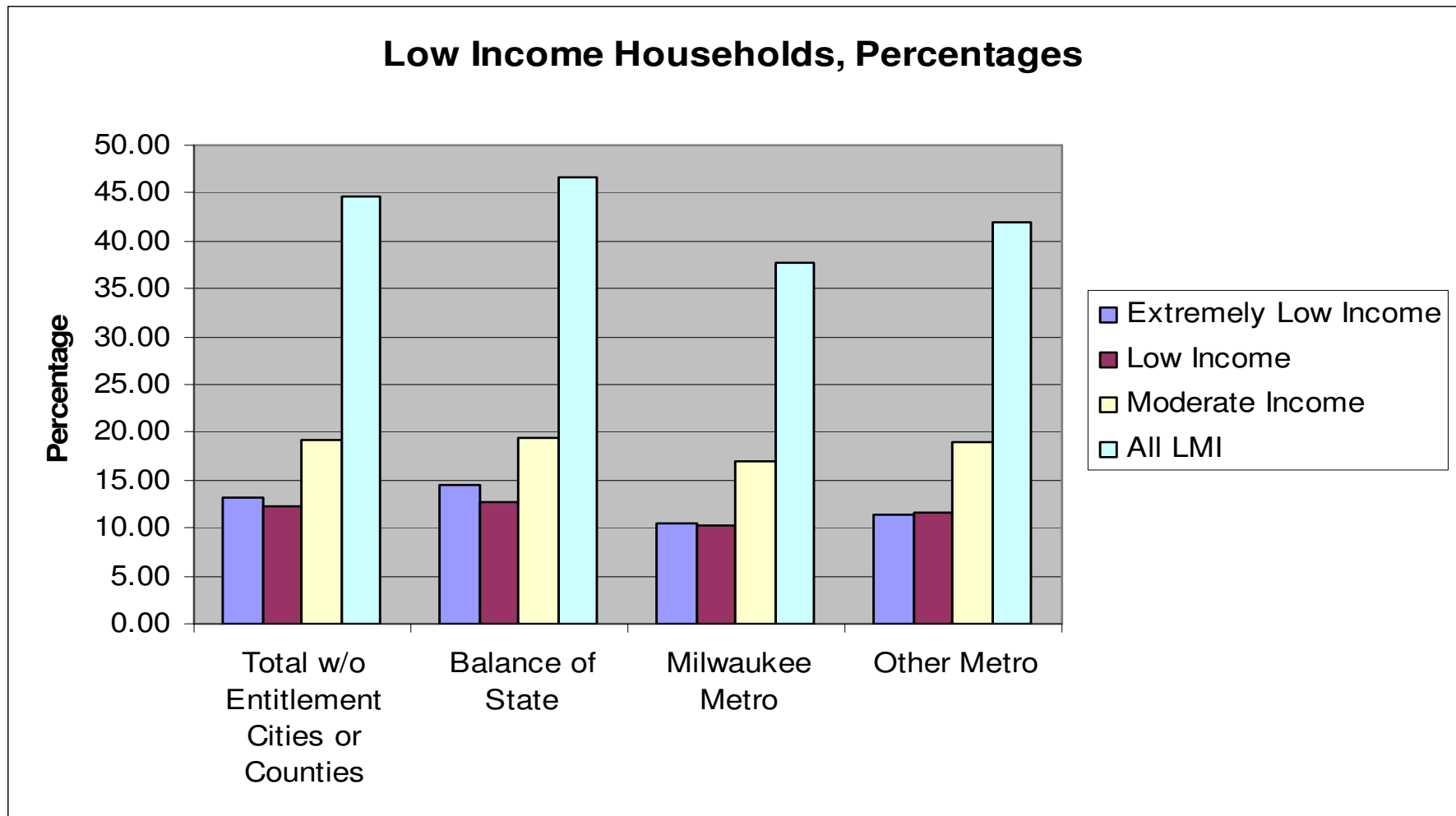


Low Income Households



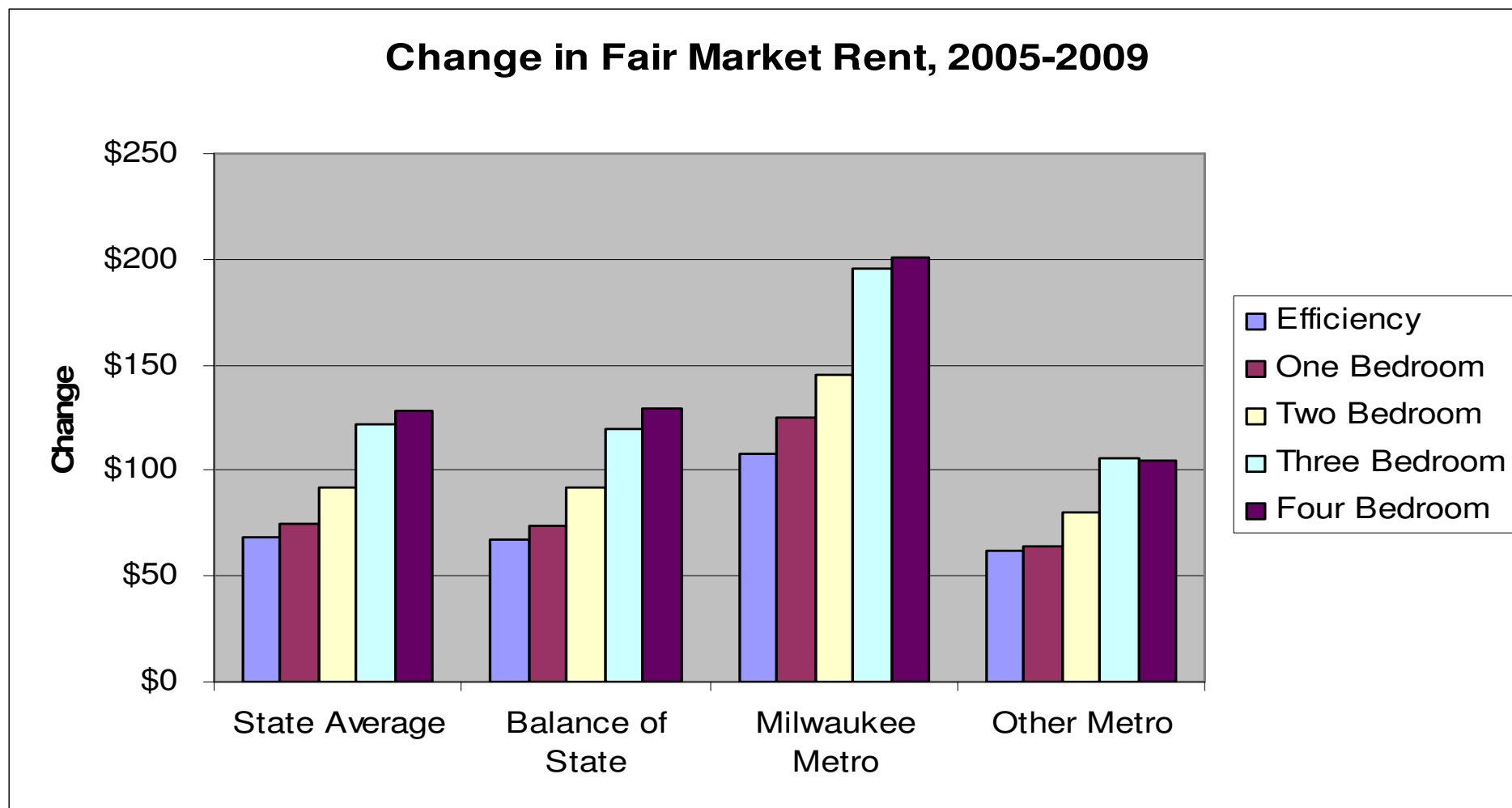
Source: ACS 2005-2007 & 2000 Census

Low Income Households



Source: ACS 2005-2007 & 2000 Census

Change in Fair Market Rent



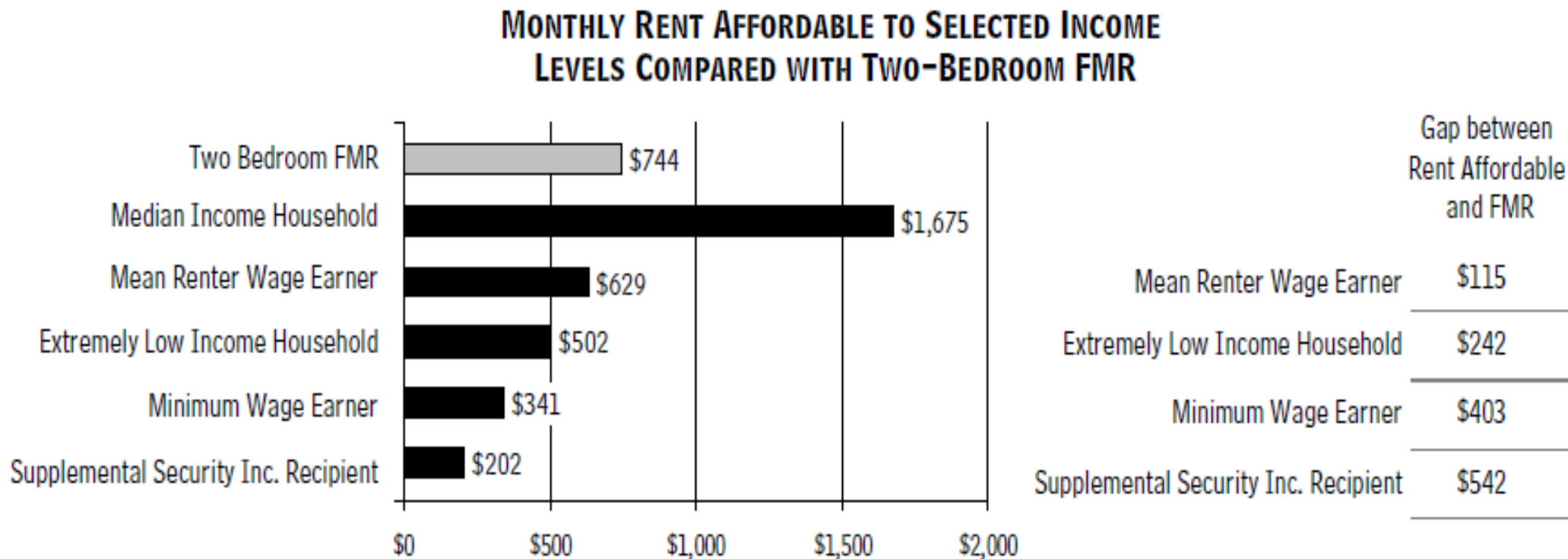
Source: HUDUSER FMRs



Affordability Gap

- To afford a 2 bedroom apartment at Fair Market Rent (\$744 in Wisconsin) without paying more than 30% of one's income on housing, a resident in Wisconsin must earn **\$14.31**
- A minimum wage worker must work **87 hours per week**, 52 weeks per year to afford a 2-bedroom FMR in Wisconsin

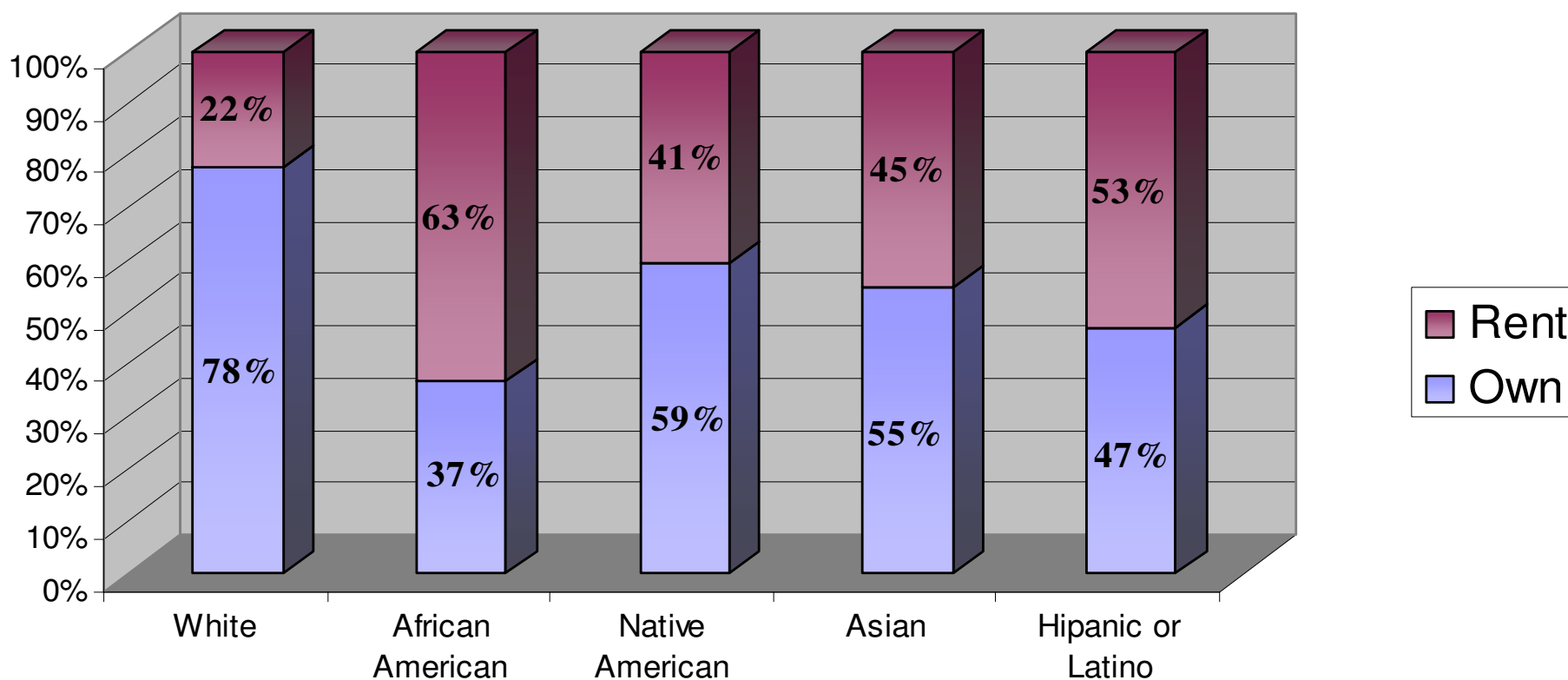
Gap between Wages Earned and Fair Market Rent in Wisconsin



Source: National Low Income Housing Coalition, *Out of Reach 2009*

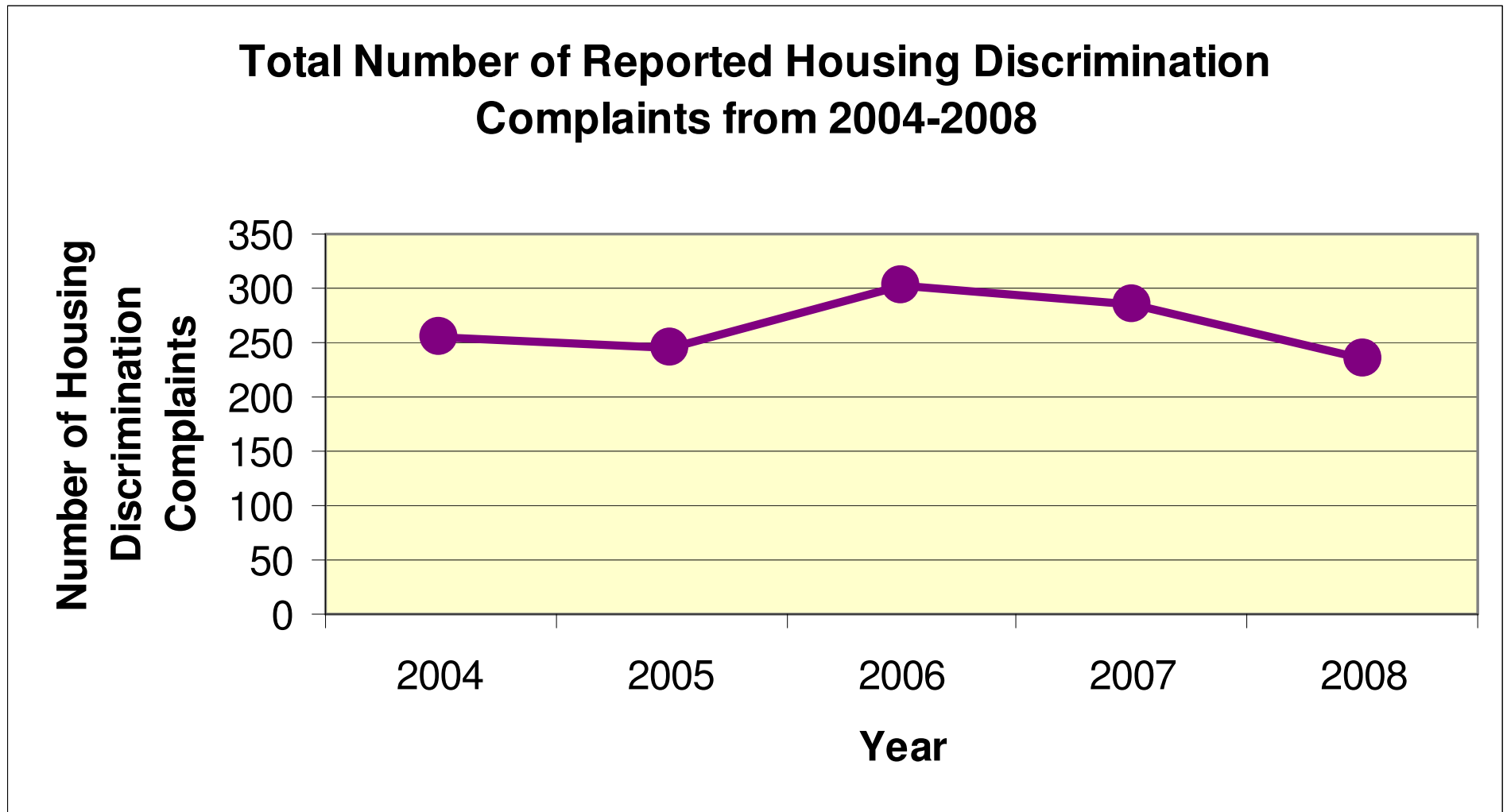
Racial and Ethnic Group Disparities in Homeownership

**Home Ownership by Race
State of Wisconsin**



Source: U.S. Census Bureau, 2005-2007 American Community Survey, 3 Year Estimates

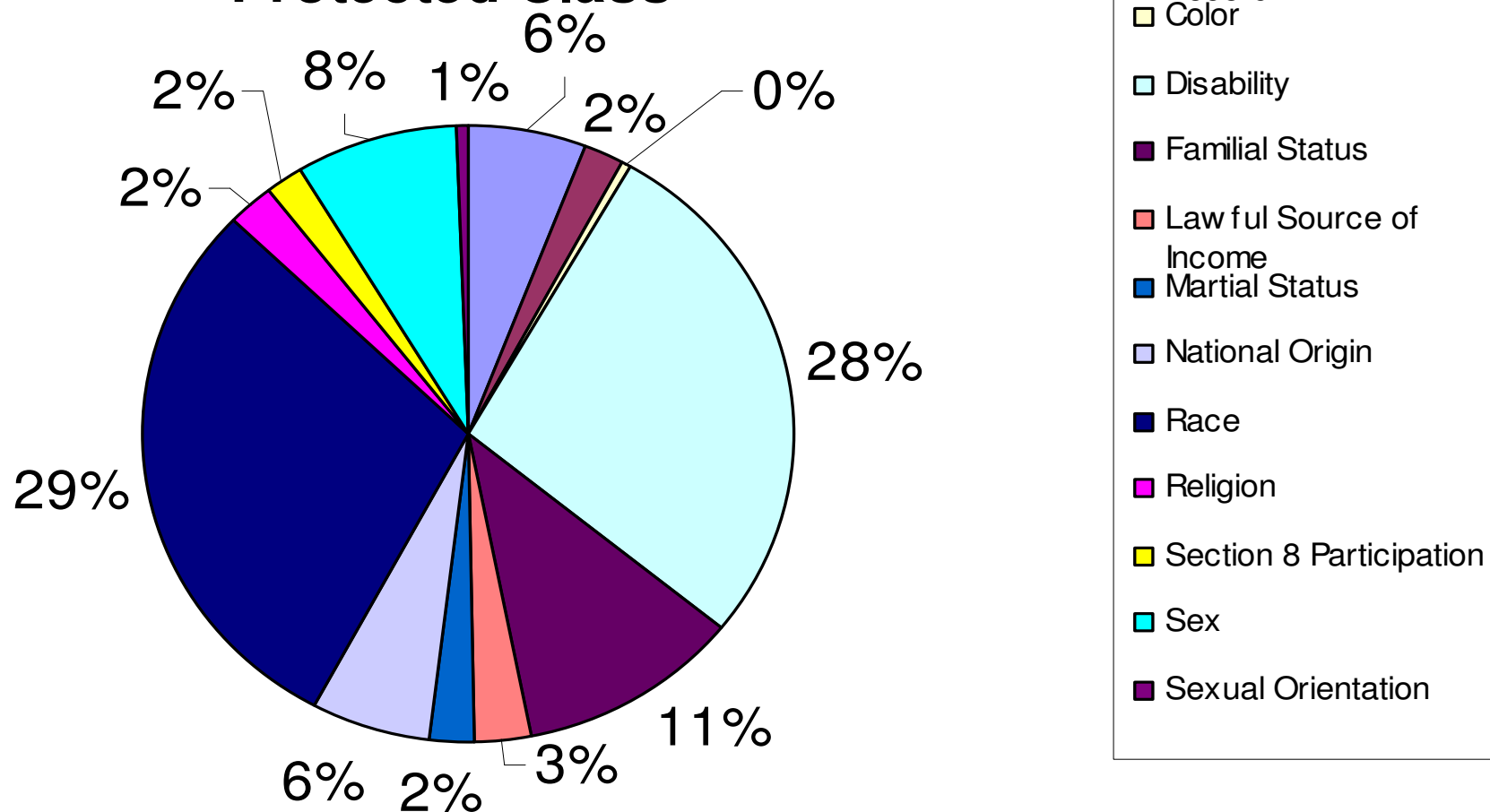
Housing-based Discrimination Complaints



Source: Metropolitan Milwaukee Fair Housing Council

2008 Housing-based Discrimination Complaints

2008 Housing Discrimination Complaints by Protected Class



Source: Metropolitan Milwaukee Fair Housing Council


commerce.wi.gov



Wisconsin
Department of Commerce

Division of Housing and Community Development

Current Practices and Future
Possibilities



Commerce Annual Housing and Homelessness Accomplishments

April 1, 2008 to March 31, 2009

- 9,750 renters assisted
- 384 homebuyers assisted
- 93 new units, 763 units rehabilitated
- 16,000 homeless persons assisted



CDBG – Public Facilities

Amount of Funds Committed

- **36% Public Infrastructure for Economic Development**
(Water/Sewer, Roads, Utilities)
- **27% Public Infrastructure Improvements**
(Water/Sewer, Roads, Downtown Revitalization)
- **12% New Public Facilities**
(Treatment Plants, Senior/Community Centers/Libraries, Fire Trucks)



CDBG – Public Facilities

Amount of Funds Committed (cont.)

- **9% Public Facility Improvements** (Treatment Plant, Senior/Community Center/Library, Fire Station Rehabilitation & Replacement)
- **7% Blight Elimination** (Site Clearance and Clean-up)
- **5% Planning** (Site Specific, Neighborhood, Community, & Area-wide Development Plans)
- **4% Public Infrastructure & Site Improvements for Affordable Housing** (Water/Sewer. Roads, Storm water Drainage)



Visitability

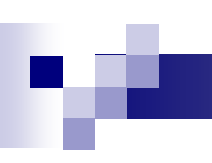
- Visitability features include:
 - Wide entry door
 - A half bath/powder room on the main floor
 - One zero-step entrance
 - All main floor interior doors with 32" of clear space.
- Through HOME, CDBG, and HCRI, in 2008-2009:
 - 98 units addressed accessibility issues
 - 129 special needs households were served



Current Energy Efficient and Green Priorities

■ Public Facilities

- Encourage the use of energy efficient design and equipment in new public facilities
- Support energy efficient retrofitting of existing public facilities



Current Energy Efficient and Green Priorities (cont.)


■ Housing:

- Promote Energy Star® improvements and installations in housing construction, conversion, and rehabilitation.
- Endorse green building practices and other energy efficient and renewable energy technologies in housing construction, conversion, and rehabilitation.



Green Building and Energy Efficiency Ideas

- Further use of Energy Star® appliances, windows, and other products
- Environmentally Preferable &/or Higher Efficiency Products
- Local Materials
- Solar Electric (Photovoltaic)




Current Energy Efficient and Green Priorities (cont.)

- Solar Heat
- Wind Power
- Green Roofing
- Homeowner/Tenant Education



Eliminating Lead-Based Hazards in Wisconsin

- Increase testing of high-risk populations;
- Educate targeted audiences to prevent lead poisoning and support legislative and policy initiatives;
- Correct lead hazards in housing before a child is poisoned, and strengthening enforcement in response to cases of lead poisoning;
- Seek funding and leveraging resources to reduce lead hazards and make older housing in Wisconsin safe for children.



How should the State
distribute funding over the
next 5 years for projects and
programs to accommodate
the changing needs of
Wisconsin's communities?



Discussion Points

Housing / homeless
distribution methods and
formulas

Energy Conservation and
Efficiency

Supportive Housing

Land Trusts

Foreclosure Prevention

Caseworkers for Emergency
and Disaster Relief

Homebuyer Subsidy Levels

Rental Subsidy Levels

Housing Trust Funds

CDBG-Housing funding at
the county level

Co-Op or Co Housing

Underserved Populations

Green Building Initiatives

Manufactured Housing

Accessibility & Visitability

Lead-based Paint Hazards



Contact Information

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